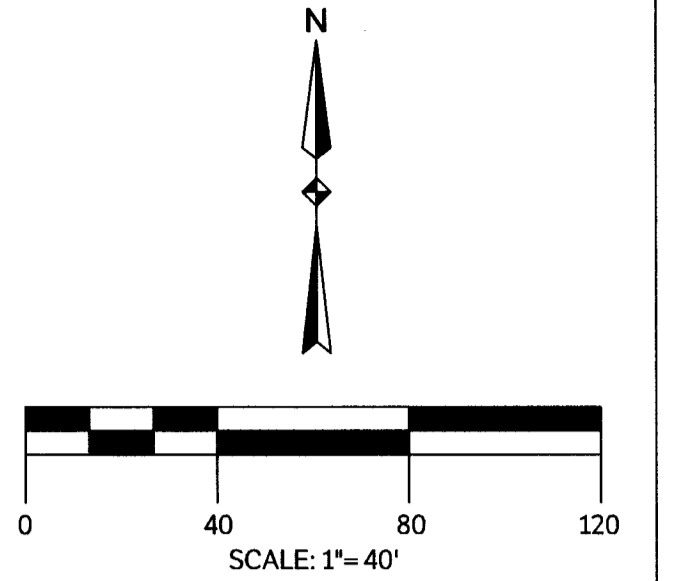


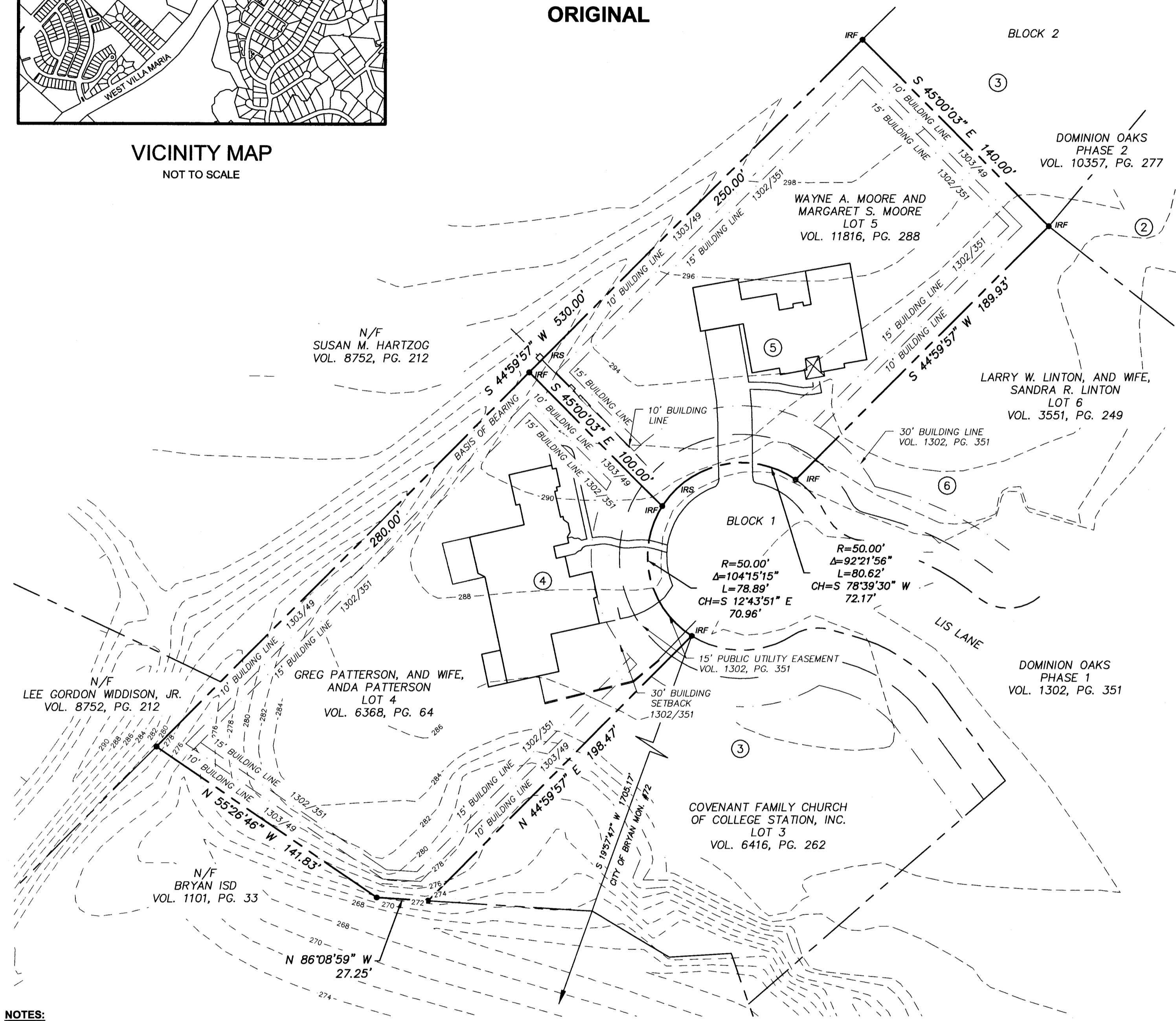
VICINITY MAP
NOT TO SCALE

REPLAT OF
DOMINION OAKS
PHASE I
VOL. 1302, PG. 351
LOTS 4 & 5
ZENO PHILLIPS SUREY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

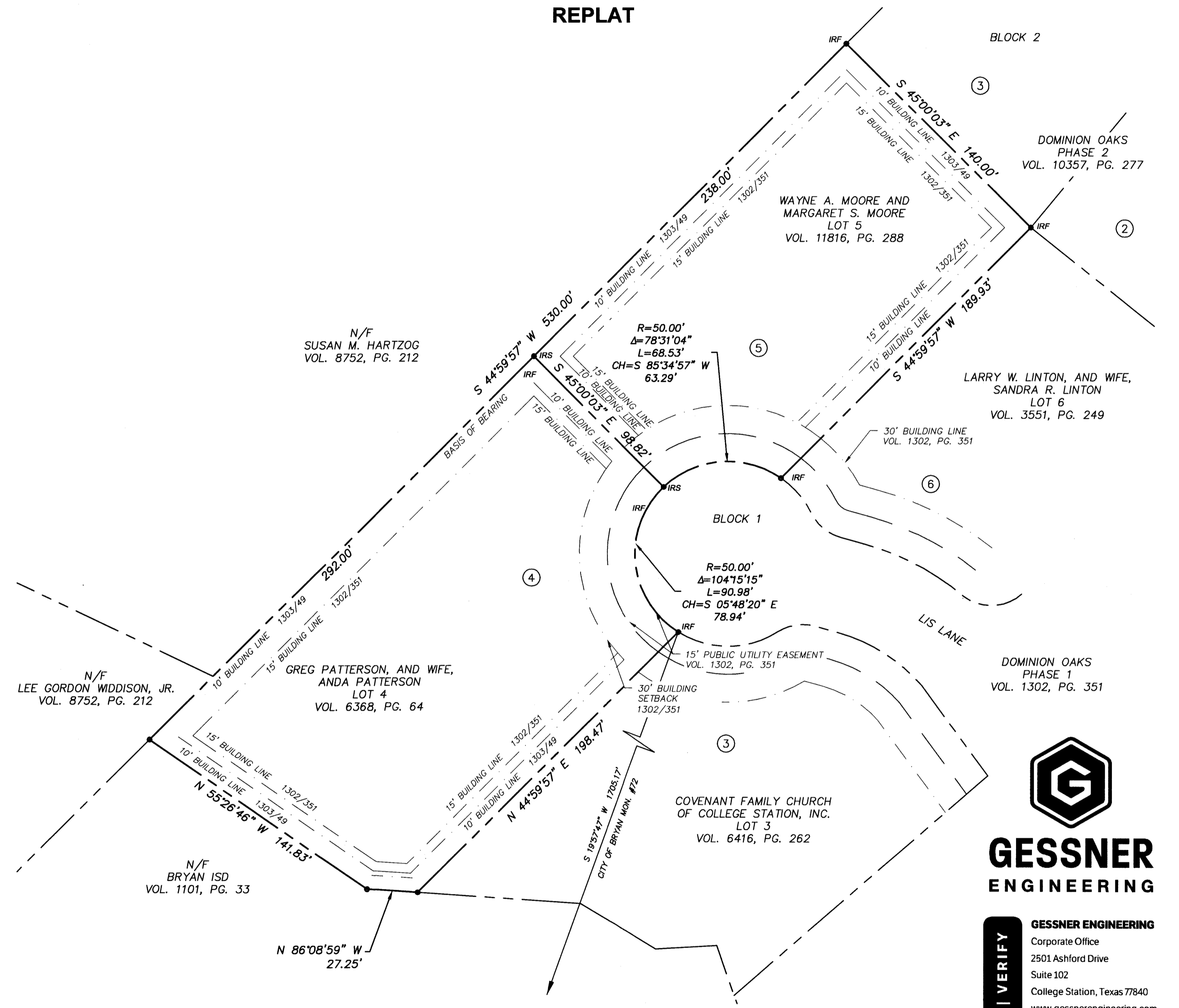
LEGEND	
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
-OE-	= OVERHEAD ELECTRIC
---	= PROPERTY LINE
- - -	= EASEMENT LINE
- - -	= SETBACK LINE
-o-	= IRON FENCE LINE
o	= CHAIN LINK FENCE LINE



ORIGINAL



REPLAT



NOTES:

- BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF DOMINION OAKS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 1302, PAGE 351, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE PROPERTY IS CURRENTLY ZONED RD-7 (RESIDENTIAL DISTRICT-7000) AS SHOWN ON SURVEY.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0195E, MAP NO. 48041C0195E REVISED DATE OF MAY 16, 2012.
- PROPERTY IS SUBJECT TO 25' FRONT, 7.5' SIDE, 7.5' REAR SETBACKS ACCORDING TO CITY OF BRYAN ORDINANCE.
- PROPERTY IS SUBJECT A BLANKET EASEMENT RECORDED IN VOLUME 144, PAGE 177, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (D.R.B.C.T.)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

MICHAEL KONETSKI R.P.L.S. NO. 6531
JULY, 2015



CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF ____, 2015.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____, 20____, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____ PAGE ____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____ PAGE ____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF ____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME ____ PAGE ____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS ____ DAY OF ____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910
COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

SURVEY PLAT

Issue Date: 07-22-15
Drawn By: MK
Checked By: GH
Project Number: 14-0625